



**DANIA BEACH**  
SEA IT. LIVE IT. LOVE IT.

# **40 Year Building Safety Inspection Program**

---

**CANDIDO SOSA-CRUZ**  
**DEPUTY CITY MANAGER**

**ELEANOR NORENA**  
**COMMUNITY DEVELOPMENT DIRECTOR**



# HURRICANE ANDREW TRANSFORMED FLORIDA'S BUILDING CODES

## Three Main Pillars Emerged From Hurricane Andrew

### 1. NEW BUILDING CODES

#### ❑ Focus on Wind Resistant

- Impact Windows, Hurricane Shutters, Cinder Block Construction vs. Frame "stick" Homes
- Local Codes requiring buildings entire envelope including windows, doors and eaves incorporate lab-tested wind resistant design

---

### 2. PRODUCT APPROVALS - NOTICE OF ACCEPTANCE (NOA)

- In Miami-Dade & Broward Counties you must comply with the Miami-Dade Building Code, they over-ride the Florida Product Approval.
- High Velocity Hurricane Zone (HVHZ) - Miami-Dade & Broward Counties
  - Zone 4 - Winds over 140mph

### 3. EDUCATION AND CERTIFICATION FOR INSPECTORS

HURRICANE ANDREW  
August 24, 1992



# BROWARD COUNTY 40 YEAR BUILDING SAFETY PROGRAM CURRENT REGULATIONS

- Created in 2005
- Modeled after Miami-Dade County's Program
  - *Established in mid 1970s*
- Higher Building Code Standards
- Structural & Electrical Safety Inspection Reports
  - ✓ 40 year or older, and
  - ✓ 3,500 sq.ft. or larger
- Reports reviewed by: Building Official, Structural Inspector & Electrical Inspector







FORT LAUDERDALE



DANIA BEACH



HOLLYWOOD



HALLANDALE BEACH



# STRUCTURES IN DANIA BEACH

## Buildings Heights

Currently Built:	Le Meridian Hotel	12 Stories
Approved Project:	Wave 70 & 90	16 Stories
Under Construction:	Marriott Hotel	14 Stories
	Seaview Apartments	12 Stories
	Trion/Soleste City Line	12 Stories



# BROWARD COUNTY'S 40 YEAR BUILDING SAFETY INSPECTION PROGRAM

- BORA provides list to City's Building Official
- City sends notices to all properties - 90 days for compliance
- Program allows 180 days if repairs are needed
- If no compliance after 90 days, City sends follow up letter



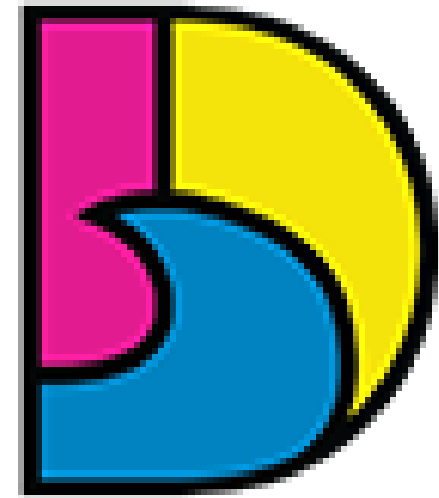
# DANIA BEACH'S ENHANCED 40 YEAR BUILDING SAFETY INSPECTION PROGRAM

- BORA provides list to City's Building Official
- City sends notices to all properties - 90 days for compliance
- Program allows 180 days if repairs are needed
- If no compliance after 90 days, City sends follow up letter
- **City issues NOV to all non-compliance properties**
- **City schedules Special Magistrate Hearing for non-compliance properties**
- **City's Building Official may move to declare the structure unfit for occupancy**
- **City files violations to the Broward County Unsafe Structures Board**



# NON-COMPLIANCE PROPERTIES IN DANIA BEACH

# of Stories	# of Buildings
6	1
5	1
4	3
3	1
2	19
1	35
<b>Total</b>	<b>60</b>





# NEXT STEPS

- Notice of Violations will be issued
- Special Magistrate Hearing will be set for August 2021
- Case will be filled with the Unsafe Structures Board
- Partner with Broward County to review "40 Year Policy"
- Additional Resources from CAP & County







DANIA BEACH  
SEA IT. LIVE IT. LOVE IT.

# QUESTIONS?

---

